NEW OWNER:
ERIC SMITH
4837 PENINSULA POINTE DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
U BANK
2120 SOUTH 1ST STREET
LUFKIN, TX 75901

Map & Parcel
097160A089.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-1288

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 700669 **DEEDWARR**
08/19/2021 09:20:11 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210819-0112200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thousand and 00/100 Dollars ($400,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY RICHARDSON, unmarried and TERRI L. MAHER, unmarried,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ERIC SMITH and HEIDI SMITH, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 20 on the Plan of The Peninsula, Phase Three, Section Two, as shown on the plat of the same of record in Plat Book 9700, Page 841, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GARY RICHARDSON and TERRI L. MAHER, both unmarried by Trustee's Quitclaim Deed from Richard A. Northcutt, Trustee, dated April 13, 2000, and of record in Instrument No. 20000419-0039378, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **4837 PENINSULA POINTE DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 841, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of August, 2021.

GARY RICHARDSON

TERRI L. MAHER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY RICHARDSON and TERRI L. MAHER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of August, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-16-2022